

Received on
2020-07-10

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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A. Background [HELP]

1. Name of proposed project, if applicable:

The Meadows on Novelty Hill.

2. Name of applicant:

The Roderick Revocable Trust.

3. Address and phone number of applicant and contact person:

Michael Reid & Associates Inc.
Post Box 1930
Woodinville, WA 98072
Telephone: (425) 785-3651
E-Mail: reid_dev@comcast.net

4. Date checklist prepared:

6-15-2020

5. Agency requesting checklist:

King County Permitting and Environmental Review

6. Proposed timing or schedule (including phasing, if applicable):

The site is anticipated to be developed in a single phase within two (2) years following preliminary subdivision approval and site improvement construction plan approval. Home building is anticipated to be completed within a 3-year period following recording of the Plat.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No plans for future additions or expansions are anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The following documentation has been prepared prior to the submittal of this SEPA Checklist and the Preliminary Subdivision Application: (i) A critical areas report, (ii) a Critical Areas Determination (CAD) under King County File No. CADS 19-0118; and (iii) a road variance approval under King County File No. VARR 19-0010. A preliminary on-site

septic approval application was applied for on 6-2-2020 to King County Health Department under File No. ____.

The following information is associated with this SEPA Checklist and the Preliminary Subdivision Application: An updated critical areas report, geotechnical report, technical information report (TIR) and downstream report.

Copies of these documents are attached to the subdivision application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Preliminary septic approval for Tax Parcel #052506-9089 was applied for to King County Health Department on 6-2-2020. As of this writing, a file number has not been assigned.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Preliminary Subdivision Approval
- Hydraulics Permit Approval (WSF&W) (for stream crossing and release of surface water to downstream channel)
- Construction drawing approval
- Building permit approvals
- Preliminary and Final Septic Approvals

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is for subdivision of King County Tax Parcel #052506-9089 into five (5) building lots:

- Lot 1 is approximately 59,899 SF in size.
- Lot 2 is approximately 86,255 SF in size.
- Lot 3 is approximately 98,825 SF in size.
- Lot 4 is approximately 61,812 SF in size.
- Lot 5 is approximately 58,702 SF in size.

The project will be accessed via private roads from the intersection of 195th Avenue NE and 196th Avenue NE. 196th Avenue NE is a private road within a 60-foot wide ingress, egress and utility easement located on King County Tax Parcel No. 052605-9036. An Easement benefitting the Property for road, access and utility purposes is recorded under Recording

No. 9708210488. 196th Avenue NE will be improved to a rural minor access road standard, with open ditches and a gravel walking path to the intersection of 195th Avenue NE.

A road variance has been granted by King County Roads Division under File No. VARR 19-0010 for improvement to the intersection of 195th Avenue NE and 196th Avenue NE. A copy of the road variance approval is attached. The road improvements will restrict turning movements to right-in, right out and left-in, with a prohibition on left-out turning movements.

Construction of the internal private roads to access the building lots will require crossing of the existing Type III critical area in the central / west portion of the site. The proposed critical area road crossing is located in the same location as the water main to be constructed through the site by Union Hill Water District during Summer 2020. It may be necessary to add one or two additional stream crossings for either pedestrian or driveway access. Mitigation will occur by means of on-site wetland enhancement. The central / west stream buffer is proposed to be enhanced with native vegetative plantings to improve water quality and habitat value.

The Type II wetland in the southerly portion of the site will be rehabilitated through removal of the old greenhouse structures on the site and buffer enhancement.

An open, 2-cell storm water detention and water quality treatment facility will be located in the Southwest corner of the site. The purpose of this facility will be to provide basic water quality treatment and flow control to match pre-developed conditions. The surface water system will be located within a tract to be owned, managed and maintained by the homeowner's association. A detention tank and StormFilter is proposed in 196th Avenue NE to provide flow control and treatment for the area in 196th Avenue that is downstream of the stormwater pond.

Roof run-off drains from the residential structures will utilize full dispersion on lots 2 and 3.

The ravine along the north boundary of the Property contains Upper Stensland Creek and is subject to the Natural Resources Protection Easement recorded under Recording No. 20100713000920 and as amended by Recording No. 20180907000357. The NRPE area will not be disturbed and is not part of the proposed development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

King County Tax Parcel #052506-9089

Street Address: 9430 196th Avenue NE, Redmond, WA 98053.

Legal Description: Lot 2 of King County Boundary Line Adjustment No. BLAD-180003.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The Property is comprised of rolling pasture on the northerly 2/3's and second growth forest on the southeasterly 1/4 of the site. The majority of the site is comprised of modest, stable slopes. A ravine is located along the northern boundary of the site which contains Stensland Creek, a Type 1 salmonid-bearing stream.

b. What is the steepest slope on the site (approximate percent slope)?

The ravine along the north boundary of the Property (which contains Upper Stensland Creek and is subject to the Natural Resources Protection Easement recorded under Recording No. 20100713000920 and as amended by Recording No. 20180907000357) has approximately 30% to 40% slopes. The NRPE area will not be disturbed and is not part of the proposed development.

The steepest slope on the developable portion of the site is approx. 30%; this is located in the South central portion of the site adjacent to the east side of the Type II wetland.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The site's underlying soils are generally comprised of Alderwood gravelly sandy loam. Please refer to the Geotech report attached to this SEPA checklist and the Preliminary Subdivision Application for additional information.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known indications or history of unstable soils on the subject Property or in the immediate vicinity of the subject Property. See attached geotechnical report for additional information.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Total estimated area of fill, excavation and grading: 3,300 CY

Total estimated grading and excavation: 7,300 CY

Total Estimated cut: 4,000 CY

Source of fill: Not known as of this writing.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not anticipated to occur from clearing, construction or use of the site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approx. 7% of the site will be covered with impervious surfaces following project construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Comply with all terms of construction plan approval.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust, pollen and construction vehicle emissions are anticipated to occur during site improvement and construction activities.

No other types of emissions to the air are anticipated to result from the project following construction of residential structures, excepting normal and usual emissions from operation and use of residential structures.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known sources of off-site emissions or odors that affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Upper Stensland Creek is located in the ravine along the northerly boundary of the subject Property. See attached boundary and topographic survey. Upper Stensland Creek is documented as a Type I salmonid-bearing stream. From the NW corner of the site, Upper Stensland Creek flows due west under 195th Avenue NE to a constructed man-made wetland complex. From there, Upper Stensland Creek flows due westerly to Bear Creek (approx. 1 mile away).

A Natural Resources Protection Easement is recorded over the ravine under King County Recording No. 20100713000920, as amended by Recording No. 20180907000357 (the "NGPR").

A Critical Areas Determination (CAD) was made by King County under County File No. CADS19-0118. Pursuant to said CAD, the site contains two other critical areas:

a) a Type III non-salmonid-bearing stream is located in the west-central portion of the site. This stream is located within pasture areas.

From the westerly boundary of the site, this stream flows due west to a ditch along the east side of 195th Avenue NE, thence north into Upper Stensland Creek.

b) A Type II non-salmonid-bearing stream is located in the southerly portion of the site. This stream is hydrologically disconnected from the west-central Type III stream with no connecting stream channel.

See attached site plan and critical areas report for these critical areas.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The project will require crossings over the Type IV and Type III critical areas for vehicular and pedestrian traffic. See site plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approx. 580 cubic yards (CY) of material will be used as fill to place a culvert over the wetland for road purposes.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not involve or result in discharge of waste material to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The proposal will not require groundwater to be withdrawn from a well. The site is located within the Union Hill Water Association (UHWA); water will be provided to the project by means of a UHWA water main through the site.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Effluent will be discharged to the ground from the five (5) residential structures that will be constructed in the Project. The project will result in the construction of five (5) residential homes of approximately 6,000 to 8,00 square feet each. Each home will have between five (5) and seven (7) bedrooms.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will have two (2) sources of run-off:

- a. Surface water run-off from vehicle impervious surfaces will be routed to a storm detention and water quality treatment facility located in the SW corner of the Property. From there, the treated surface water will be released to a ditch on the north side of 196th Avenue NE. The storm water detention and water quality treatment facility will have approximately 100,000 cubic feet of storage. The remainder of the 196th Avenue NE that cannot be treated by the pond will be detained by a 6' diameter detention tank and treated by a StormFilter Manhole. See the Technical Information Report for additional information.
- b. Surface Water run-off from the residential roofs for lots 2 and 3 will discharge to full dispersion trenches. Lots 1, 4 and 5 will discharge to the stormwater pond.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The project does not anticipate waste materials entering the ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed development does not alter or otherwise affect drainage patterns in the vicinity of the site.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Comply with conditions of preliminary subdivision approval, construction plan approval and final subdivision approval.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The proposal envisions removal of field grass vegetation and second growth forest vegetation to provide for internal private roads and residential home sites;

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered species are known to be on or near the site, excepting salmonids within Upper Stensland Creek. The ravine containing Upper Stensland Creek has mature upper and understory vegetation and is located within an existing NGPR recorded under Recording No. 20100713000920 and as amended by Recording No. 20180907000357. The portion of the Property to be developed is located south of and slopes away from the ravine's southerly top-of-slope. Because of these factors, the proposal will not affect Upper Stensland Creek or any endangered or threatened species habitat.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The buffers surrounding both (i) the Type III stream running east-west through the center of the site and (ii) the Type II wetland in the southerly portion of the Property will be enhanced to improve habitat and water quality. The buffer planting will incorporate species native to the Pacific Northwest.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalaya Blackberry.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Birds: red-tailed hawks, songbirds

Mammals: Coyote, deer, eastern grey squirrels, bear.

Fish: Salmonid species (Upper Stensland Creek only).

- b. List any threatened and endangered species known to be on or near the site.

Salmond species (within Stensland Creek only)

- c. Is the site part of a migration route? If so, explain.

It is not known whether the site is part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

Buffer plantings within stream and wetland buffers.

- e. List any invasive animal species known to be on or near the site.

No known invasive animal species are known to exist on or near the site.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The residential structures to be constructed on the site will consume electrical energy and natural gas energy for heating purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

The project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

Comply with building and energy codes in effect at time of building permit application.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

The project is not anticipated to result in creating environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

Since approximately 1997, the site has been used and nationally certified as an organic sheep farm. There are no known or possible contaminants on the Property.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Since approximately 1997, the site has been used and nationally certified as an organic sheep farm. There are no known hazardous chemicals, conditions or contaminants on the Property.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the Project.

There are no known toxic or hazardous chemicals anticipated to be stored, used or

produced either during the project's development or construction, or any time during occupation of residential structures to be constructed on the site.

- 4) Describe special emergency services that might be required.

Other than typical emergency services that are occasionally needed in low-density rural residential projects (such as fire, police or medical emergency aid vehicles), no special emergency services are known to be needed for the Project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Comply with terms of preliminary subdivision approval and construction plan approval.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The main source of noise in this area is from vehicle traffic generated by Novelty Hill Road. It is not expected that this noise will negatively affect the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term construction vehicle and construction noise will be created during the site improvement and housing construction processes; these will occur within hours of construction allowed under applicable regulations.

Long-term noises will occur typical or associated with a low-density rural housing community.

- 3) Proposed measures to reduce or control noise impacts, if any:

Comply with regulations regarding construction working hours and noises.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is as an organic sheep pasture and supporting operations.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as either working farmlands or working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The site is not located adjacent to working farmlands or working forest lands.

The project will not affect working farm or forest land business operations.

- c. Describe any structures on the site.

Old, abandoned greenhouses and an abandoned greenhouse office exist on the site from an organic herb-farm operation, which was discontinued on or around 2010.

- d. Will any structures be demolished? If so, what?

The abandoned greenhouses and office will be demolished.

- e. What is the current zoning classification of the site?

RA-5.

- f. What is the current comprehensive plan designation of the site?

Rural Residential.

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

3 areas of the Property have been designated as critical areas pursuant to a Critical Area Determination under King County File No. CADS 19-0118:

1. Uppers Stensland Creek is a Type 1 salmonid-bearing stream that is located within a ravine along the northerly boundary of the Property abutting Novelty Hill Road. An NGPR has been recorded over the ravine under Recording No. 20100713000920, modified by Recording No. 20180907000357.
2. An un-named intermittent Type III non-salmonid-bearing stream is located in the central portion of the Property; this stream flows through pasture in a generally east-to-west direction.
3. An un-named intermittent Type II non-salmonid bearing stream is located in the southerly central portion of the site at the base of a 30% slope.

i. Approximately how many people would reside or work in the completed project?

The site is proposed to be developed for five (5) residential structures with between 5 and 8 bedrooms per structure. It is estimated that twenty (20) to thirty (30) people are anticipated to reside on the Property following completion.

j. Approximately how many people would the completed project displace?

Zero (0) people will be displaced by the completed project.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Comply with all aspects of preliminary subdivision approval and construction plan approval.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project will provide five (5) residential building structures for higher-income households.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated by the proposal.

- c. Proposed measures to reduce or control housing impacts, if any:

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest structure will not exceed zoning code height requirements (i.e., 35 feet).

- b. What views in the immediate vicinity would be altered or obstructed?

No views are anticipated to be obstructed by the proposal.

Views may be altered by removal of second growth forest for home sites.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

The project will comply with the building regulations at time of application.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The site will generate light and glare consistent with a low-density rural housing development of higher-income homes.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that the finished project will be or create light or glare that would result in a safety hazard, or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

Lights and glare from Perrigo Community Park (City of Redmond) may affect the proposal; the extent of such impact is not known.

- c. Proposed measures to reduce or control light and glare impacts, if any:

None.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City of Redmond Perrigo Community Park (due SW of Property on west side of 195th Avenue NE).

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any forms of existing recreational use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no known building, structures or sites on or near the site that are listed or eligible for listing in national state or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks, features, or other evidence of Native American or historic use or occupation. There are no known material evidences, artifacts, or areas of cultural importance known to exist on or near the subject Property.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No efforts have been made to consult with tribes to determine potential impacts to cultural or historic resources on or near the project site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served by 196th Avenue NE and 195th Avenue NE. See attached site plans.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit. The nearest transit stop location is at Avondale Rd NE and NE Novelty Hill Rd, which is approx. 0.9 miles (due west)

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Following completion, the project is anticipated to have approximately twenty (20) to twenty-five (25) parking spaces.

The property currently has a small unused gravel parking lot associated with the prior greenhouse operation (abandoned). However, the project will not eliminate any parking spaces associated with current use.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The project will require the following improvements to existing roads:

1. Improvement of 196th Avenue NE to a rural minor collector road.
2. Improvement of the intersection of 95th Avenue NE and 196th Avenue NE to provide for limited turning movements into and from the 196th Avenue. A road variance has been approved for these improvements under King County File No. VARR 19-0010 (copy of road variance approval attached).

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use or create a need for water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The trip generation estimates for the proposed residential development of 5 lots was based on the Average Rate of Vehicle Trip Generation per Dwelling Unit (9.44 weekday vehicle trips per dwelling unit) documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition for land use code (LUC) 210 (Single-Family Detached Housing).

The total estimated trips per day is 47 (5 du x 9.44 trips per du = 47.2)

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere, affect or be affected by the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any:

Limit turning movements at intersection of 195th Avenue NE and 196th Avenue NE pursuant to road variance approval under File No. VARR 19-0010 (attached).

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The Project will result in a minor increased need for public services such as fire protection, police protection, public transit, health care, schools and parks. The minor increase in need for such public services will be consistent with increase(s) typically resulting from other small rural subdivisions in King County, Washington.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Comply with mitigation conditions of preliminary subdivision approval.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The following utilities are located either on the subject property or in the immediate vicinity of the subject property:

Electricity: Puget Sound Energy

Natural Gas: Puget Sound Energy

Cable: Comcast

Refuse: Waste Management

Telephone: Century Link

Water: Union Hill Water Association.

Union Hill Water Association (UHWA) and the Property Owner (Roderick Revocable Trust) have entered into a "cost-sharing agreement" by which UHWA will construct a 10" water main through the site during Summer 2020. The purpose of the water main is to a) balance water pressure between zones within UHWA's jurisdiction and b) to provide water service to the site. The UHWA has issued a certificate of availability to the Property Owner (see attached).

UHWA has applied for clearing and grading permits to King County Permitting and Environmental Review for said purposes, which are (as of the date of this writing) in process of final review.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee MICHAEL REID

Position and Agency/Organization REID & ASSOCIATES INC. APPLICANT'S PROJECT MANAGER

Date Submitted: 6-18-2020

The project is anticipated to create approximately ___ vehicular trips. Peak volumes would occur during morning and evening commute hours.

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**Received on
2020-07-10**



Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	5		98	672	792	7809
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		62,894.00				3144700
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Total Project Emissions:

3152509

Data entry fields